IN OR 2632/1725

NORMAN CHARLES REID & JANE MCCOMBS
1802 1ST AVENUE
FERNANDINA BEACH, FL 32034

2024

20-3N-29-0000-0024-0000

BUILDING CHARACTERISTICS

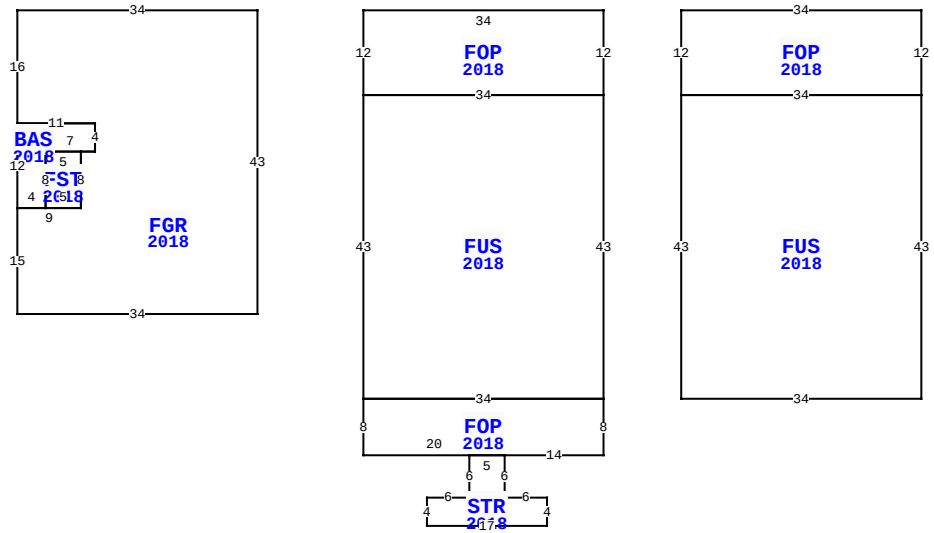
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	76	100	76	22,532
FGR	1,346	55	740	219,395
FOP	272	30	82	24,311
FOP	408	30	122	36,171
FOP	408	30	122	36,171
FST	40	55	22	6,523
FUS	1,462	100	1,462	433,453
FUS	1,462	100	1,462	433,453
STR	98	10	10	2,965
TOTALS	5,572		4,098	1,214,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	4,098	201.6872	302.53	1,239,768	2018	2018	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2024 Heated Area: 3000 HX Base Yr 2024



1802 1ST AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,214,973
TOTAL MARKET OB/XF VALUE		65,770
TOTAL LAND VALUE - MARKET		337,500
TOTAL MARKET VALUE		1,618,243
SOH/AGL Deduction		0
ASSESSED VALUE		1,618,243
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,568,243
TOTAL JUST VALUE		1,618,243
NCON VALUE		47,486
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,373,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2024-0060	GARAGE BATH AND L	40,000	02/09/2024
20230293	FB POOL		07/18/2023
20180912	CO ISSUED	0	01/02/2019
20180912	NEW CONSTR	439,382	03/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2632/1725	4/21/2023	WD	Q	I	01	2,125,000
GRANTOR: BARCLAY ROBERT G & DE						
GRANTEE: NORMAN CHARLES REID						
2010/0251	10/05/2015	WD	Q	V	01	160,000
GRANTOR: LASSERRE JULIA JEAN &						
GRANTEE: BARCLAY ROBERT G &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W34 S16 BAS=[YR=2018] S12 E4 FST=[YR=2018] E5 N8 W5 S8$N8 E7 N4 W11$ E11 S4 W2 S8 W9 S15 E34 N43$ PTR=E15 FOP=[YR=2018] E34 S12 FUS=[YR=2018] S43 FOP=[YR=2018] S8 W14 STR=[YR=2018] S6 E6 S4 W17 N4 E6 N6 E5$ W20 N8 E34$ W34 N43 E34$ W34 N12$ W15$ PTR=E60 FOP=[YR=2018] E34 S12 FUS=[YR=2018] S43 W34 N43E34 $ W34 N12$ W60$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,135.00	SF	4.00	4.00	100	2018	2018	3	97	8,284	
2	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2019	2019	3	100	10,000	
3	0866	POOL FIBER	0	100	0	0	543.00	SF	72.00	72.00	100	2024	2023		100	39,096	
4	0855	CONC PAVER	0	100	0	0	339.00	SF	10.00	10.00	100	2024	2023		100	3,390	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	
6	0475	VF 4 SBPL	0	100	0	0	150.00	LF	14.00	14.00	100	2024	2023		100	2,100	
7	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2024	2023		100	900	

LAND DESCRIPTION

TOTAL OB/XF 65,770

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006	R-1	75.00	125.00	75.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	337,500							

REVIEW DATE 03/05/2024 BY HS Total Acres: 0.00 Total Land Value: 337,500 Market: 0 Agricultural: 0 Common: 337,500 PRINTED 08/06/2024 BY SYS